

Before the Board of Zoning Adjustment, D. C.

Application No. 11477, of Johns Hopkins University, pursuant to Section 8207.2 of the Zoning Regulations, for permission to continue operation of a parking lot in a R-5-B zone as provided by Section 3104.44, at 1906 Florida Avenue, N. W., Lot 36, Square 109.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The subject lot has operated since 1966 as a commercial parking lot. It is located in a R-5-B zone.
2. The lot is owned by John Hopkins University and operated by Doggett Enterprises, Inc.
3. The University has no plans to build on the property.
4. The Department of Highways and Traffic has no objection to the continuance of this lot.
5. Opposition was registered at public hearing.

CONCLUSIONS OF LAW:

The Board finds that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. However, the Board feels that the owner should utilize the property for a use other than a parking lot.

ORDERED:

That the above application be GRANTED for 2 years

This Order is subject to the following conditions:

- a. Permit shall issue for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

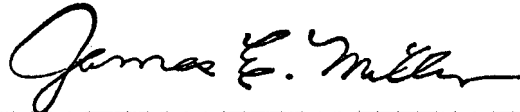
f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: FEB 28 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.